

**SUB-CHAPTER 2.17**  
**LIMITED RESTRICTION "I" REGULATIONS**

**SECTION**

- 14-2.1700. Scope.
- 14-2.1701. Uses permitted.
- 14-2.1702. Uses permitted as special exceptions.
- 14-2.1703. Height if building.
- 14-2.1704. Front yard.
- 14-2.1705. Side yard.
- 14-2.1706. Rear yard.
- 14-2.1707. Lot area and maximum lot coverage.

**14-2.1700. Scope.** This district provides space for low-intensity land uses which do not require the type of infrastructure reserved for higher intensity uses. The intent is to reserve lands best suited for agricultural, low-density residential (especially in areas where such natural features as steep slopes, high erosion potential and public service considerations are a critical determinant), and passive recreational areas, and prevent the encroachment of urban and other incompatible land uses.

**14-2.1701. Uses permitted.**

- (1) Agricultural uses and their accessory structures, as defined by Sub-chapter 2.20.
- (2) One single-family dwelling per lot or parcel.
- (3) Municipal, county, state or federal use, public utilities; provided no public business offices or repair or storage facilities are maintained.
- (4) Accessory buildings and customary home occupations incident to any of the above permitted uses. Said customary home occupations shall not exceed twenty-five (25) percent of the total floor area of said residential dwelling (see Sub-chapter 2.22). Accessory structures housing poultry or animals permitted to be kept within the district shall not be less than twenty-five (25) feet from a residential dwelling.
- (5) Monumental signs as provided by Section 14-2.2107.
- (6) A sign pertaining to the lease, sale or rental of the lot or building on which it is maintained, as provided in Chapter 4, Title 14 of the Alcoa Municipal Code.

**14-2.1702. Uses permitted as special exceptions.** The following uses may be permitted on review by the Board of Zoning Appeals in accordance with provisions contained in Section 13-7-207 of the Tennessee Code Annotated. Specially permitted uses shall be adjacent and contiguous to the right-of-way of "Collector" or "Arterial" streets. Buffer strips may be required as a condition for granting a special exception. Please refer to "General Review Standards", Section 14-2.2306, Special Exceptions, 3, General Review Standards, for review criteria.

- (1) Athletic fields, tennis courts, country club and golf courses, parks, playgrounds, community swimming pools, and recreational areas operated by membership organizations for the benefit of their members.
- (2) Churches or similar places of worship, with accessory structures and cemeteries.

- (3) Dog kennels, livery stable or riding academy, fish and minnow raising, and the raising of fur-bearing animals.
- (4) Commercial livestock feed and sale yard.
- (5) Elementary or high schools, public or private, and institutions of higher learning.
- (6) Marina and boat docks.
- (7) Elderly housing facilities, provided that:
  - a. At least a portion of the development be adjacent and contiguous to the right-of-way of a major or minor arterial, with access to be onto said major or minor arterial;
  - b. All buildings, principal or accessory, be set back at least 100 feet from the street right-of-way and 100 feet from side and rear property lines;
  - c. Any accessory use such as dining facilities, beauty/barber shops, retail store or pharmacy, shall be for the use and benefit of the residents of the development and shall be oriented so that such uses are not readily identifiable from a public street or surrounding properties;
    - 1. All buildings shall have fire detection and abatement systems, as is required by any applicable local and/or state codes. Additional safety features, such as an emergency signal system in each unit, are encouraged;
    - 2. Limited nursing care and medical facilities may be approved as a part of the development. An elderly housing development may include nursing home facilities as defined in this ordinance; any such facilities shall be so located within the development so that such care and facilities are separated in an appropriate manner from the rest of the development;
    - 3. All elderly housing projects must be on sewer;
    - 4. Ten (10) percent of the gross land area must be dedicated and developed as outdoor recreation/open space. Outdoor recreation may include landscaped garden areas with walks and seating, a community vegetable garden for residents, greenhouse, shuffleboard courts, etc. Indoor recreation areas must also be provided which may include areas for social and craft activities;
    - 5. The minimum land area of such development must be five (5) acres; with the combined total of all floor area under roof not to exceed 35 percent of the total site;
    - 6. The maximum density shall not exceed 10.5 elderly housings units per acre;
    - 7. On-site incineration of any type is prohibited.
    - 8. The height regulations of this district shall prevail.
    - 9. All applicants shall present to the city a traffic engineering report that includes, but is not limited to a:
      - a. Trip generation report;
      - b. On site improvement report;
      - c. Off-site improvement report;
      - d. Overall traffic impact report;
- (8) Group housing facilities, provided that:
  - a. At least a portion of the development be adjacent and contiguous to the right-of-way of a major or minor arterial, with access to be onto said major or minor arterial;
  - b. Such development shall consist of two or more buildings which may be clustered on a lot of not less than five (5) acres not subdivided into the customary streets and lots, and which will not be subdivided, or where the existing or contemplated street and lot layout make it impracticable to apply the requirements of this ordinance to the individual buildings in such housing project;

- c. All buildings, principal or accessory, be set back at least 100 feet from the street right-of-way and 100 feet from side and rear property lines;
  - d. All group housing projects must be on sewer;
  - e. Such development be in harmony with the character of the neighborhood;
  - f. Ten (10) percent of the gross land area be dedicated and developed for open space/recreational purposes, of which none of the required area can be doubled for use as detention facilities for storm water runoff;
  - g. No commercial activity be permitted except self-service laundry facilities to serve residents of the project. Such facilities may be provided to residents to group housing if no advertisement or general solicitation is undertaken and where the board determines the scale of operation to be accessory to the dwelling units;
  - h. The height regulations of this district shall prevail;
  - i. On-site incineration of any type is prohibited;
  - j. The maximum density shall not exceed 10.5 group housing units per acre; with the combined total of all floor area under roof not to exceed 35 percent of the total site;
  - k. All applicants shall present to the city a traffic engineering report that includes, but is not limited to a:
    - 1. Trip generation report;
    - 2. On site improvement report;
    - 3. Off-site improvement report;
    - 4. Overall traffic impact report.
- (9) Nursing home facilities, provided that:
- a. The total lot area shall not be less than five (5) acres;
  - b. The combined total of all floor area under roof shall not exceed 35% of the total site;
  - c. At least a portion of the development site be adjacent and contiguous to the right-of-way of a major or minor arterial, and that access be onto said major or minor arterial;
  - d. Such development be on sewer;
  - e. Such development be in harmony with the character of the neighborhood;
  - f. Ten (10) percent of the gross land area be dedicated and developed for open space/recreational purposes, of which none of the required area can be doubled for use as detention facilities for storm water runoff;
  - g. The height regulations of this district shall prevail;
  - h. On-site incineration of any type is prohibited;
  - i. All applicants shall present to the city a traffic engineering report that includes, but is not limited to a:
    - 1. Trip generation report;
    - 2. On site improvement report;
    - 3. Off-site improvement report;
    - 4. Overall traffic impact report.

(10) The grouping or clustering of single-family detached units, provided that the overall density of the development does not exceed that which would result from the development of single-family dwellings on subdivided lots. In making its determination, the Board of Zoning Appeals shall require the following:

- a. A site plan with a scale of no less than one (1) inch = 50 feet;
- b. Existing and proposed contour at an interval of two (2) feet;
- c. Existing and proposed streets;
- d. Building locations;
- e. Number of dwelling units;
- f. Drainage plan with calculations for increased run off;

g. Existing and proposed tree locations in accordance with Sub-Chapter 2.17 of this zoning ordinance.

h. Additional information on soil, geologic and other conditions may be required;

i. The means of preserving and maintaining the common open space shall be assured as a part of the development.

**14-2.1703. Height of building.** No building shall be erected or structurally altered to exceed 2 ½ stories or 35 feet in height; except that churches, schools and other public buildings may be erected to a height of 60 feet or four (4) stories provided each yard required herein is increased an additional one (1) foot for each foot in height such building exceeds 35 feet. On a lot less than 75 feet in width at the building line, no building shall exceed 2 ½ stories or 35 feet in height.

**14-2.1704. Front yard.** There shall be a front yard of not less than 30 feet in width. If located on one of the adopted corridors, the front yard shall not be less than that required (see Ordinance #98-014 and #98-015).

**14-2.1705. Side yard.** There shall be a side yard of not less than ten (10) feet in width.

**14-2.1706. Rear yard.** There shall be a rear yard of not less than 35 feet.

**14-2.1707. Lot area and maximum lot coverage.** The minimum land area shall be 15,000 square feet (with public sewer and water available), 25,000 square feet (with public water alone), and 30,000 square feet (with neither public water nor sewer available). The maximum building area shall not exceed 30% of the total lot area.